



CITY OF SUNNYVALE ZONING ADMINISTRATOR HEARING

**MINUTES
Wednesday, November 10, 2010**

2010-7704: Dayton Auto & Peninsula Transmission [Applicant] **Larry Yamaoka Trustee & et al** [Owner]. A Use Permit to allow an auto repair use within an existing multi-tenant industrial building located at **1155 Reed Avenue, Suite E**. (APN: 213-01-003) MH

In attendance: Gail Munter, Applicant; Andrea Moss, Owner; Gerri Caruso, Zoning Administrator Hearing Officer; Mariya Hodge, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Zoning Administrator Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Mariya Hodge, Project Planner, presented the item and stated that originally the permit type was said to be a Use Permit when in actuality it is a Special Development Permit. Ms. Hodge stated that she was contacted by a neighbor who had no objections to the project. She also mentioned that she has been working closely with the Neighborhood Preservation Department who had concerns regarding parking and signage. There are conditions in the staff report that will assist in keeping these issues under control. Ms. Caruso and staff went over some of the conditions.

Ms. Caruso opened the public hearing.

Gail Munter, Applicant, received and reviewed a copy of the staff report. Ms. Munter stated that she believes the parking issues that were brought up happened with the previous tenant. The applicant had no questions or comments regarding the conditions of approval.

Andrea Moss, Owner, stated that all the parking complaints arose from the Alano Club when they would conduct meeting. She also stated that they have installed signs that restrict the parking and have assisted in keeping this a non-issue.

Ms. Caruso asked staff if Neighborhood Preservation had any complaints regarding auto repair noise. Ms. Hodge stated that they had no complaints regarding auto repair, only parking issues.

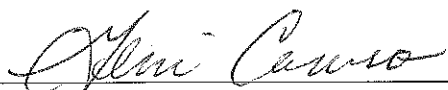
Ms. Caruso closed the public hearing.

Ms. Caruso approved the application subject to the findings and conditions of approval located in the staff report.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:13 p.m.

Minutes approved by:

A handwritten signature in cursive script, appearing to read "Gerri Caruso", is written over a horizontal line.

Gerri Caruso, Principal Planner